



WHIPPLE-CALLENDER ARCHITECTS

10.15.13

City of Portland Inspections Office
c/o Building Permit Review Officer
389 Congress Street
Portland, Maine 04101

RE: 172 Eastern Promenade, Portland Me.

Outlined below is the info for the General Code and Fire Department requirements:

IRC- 2009- Two apartments

Building Planning-Applicable Sections for Renovation of Existing Apartments

R301.2 Wind/ Structural – The garage will be constructed with tie downs, shear resistance and positive anchorage.

R302.3 Two Family Dwelling Separation- The basement will have a 1 hr. rated ceiling.

R303.3 Bathrooms- The new bathroom will have a code compliant operable window.

R304 Min. Room Areas- each unit will have a room of more than 120 s.f. and no room shall be less than 70 s.f.

R305 Ceiling Height- No space in the project is less than the 7' min.

R306 Sanitation- The bathroom exceeds the min. dimensions of figure 307.1

R310 Emerg. Escape and Rescue Openings- 2 primary egress routes.

R311 Means of Egress- Two primary egress routes.

R311.7 Stairways- Existing stairs to remain shall serve as egress routes.

R311.7.2 Headroom- Headroom shall be 7' min. throughout, in excess of the 6'8" min.

R311.7.4 Stair Treads and Risers- Existing to remain.

R311.7.7 Handrails- A continuous handrail from top riser to bottom riser will be provided on one side of the stair 34" above the stair nosing.

R313.2 One and Two Family Dwellings Automatic Fire Systems- The house existed prior to Jan. 1, 2011 and the alterations are to an existing building not already provided with a sprinkler system. No sprinkler system is planned.

R314 Smoke alarms- In the gym, a hard wired smoke detectors will be installed

R315 Carbon Monoxide Alarms- A CO2 alarm will be provided within the gym space.



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Fire Department checklist- please refer to plan for more detail

1. Owner- Carol Mitchell, 7 Whaler Lane, Quincy, MA. 02171 (807-3338)
2. Architect- Whipple Callender Architects, PO Box 1276 Portland, Maine 04101 (775-2696)
3. Proposed use- Existing Residential / Two family
4. Square footage of structure-

Garage addition- 404 s.f.
Basement gross- 1,814 s.f.

5. Elevation of all structures- existing three story, two unit structure
6. Proposed fire protection of all structures-separation of basement from ground floor with 1 hr. rated construction.
7. Hydrant Locations- Eastern Prom
8. Water main sizes and locations- unknown
9. Access to any Fire Department Connections-NA
10. Access to all structures (2 sides Min.)- Clear access to two sides
11. A code summary shall be included referencing NFPA and all fire department technical standards-

NFPA 101-2009 – Chapter 24: One and Two Family Dwellings-

24.2.2.1.1 Number of means of escape- A secondary means of escape shall not be required if the means of egress for the unit discharges directly to the outside. The basement discharges directly to the outside from 2 existing primary means of egress.

24.2.2.2 Primary means of escape– The primary means of escape shall be a door, stairway or ramp providing a means of unobstructed travel to the outside of the unit at street level or grade. Two existing primary means are available from the basement.

24.2.2.4 Two Primary means of escape– In buildings other than existing or those protected throughout by an approved supervised automatic sprinkler system according to 24.3.5, every story more than 2000 s.f. shall be provided with 2 primary means of escape remotely located from each other. Two existing primary means are available from the basement.

24.2.4 Doors- Doors in the path of egress travel shall not be less than 28" wide. Existing doors comply

24.2.5 Stairs, Ramps and Guards- All stairs shall not be less than 36" fin. Complies

24.3.1 Protection of vertical openings - No vertical openings proposed or existing

24.3.4 Detection systems- Refer to IRC R314 and R315 listed above.

Portland's sprinkler requirement exempts existing one and two family units from the requirement. The duplex units at 172 Eastern Promenade are legal existing units being altered.

Portland Zoning Summary-

Zone R-6 –Multi Family permitted use prior to '87

Existing off street parking to remain.

Conforming lot size- 2 units x 1,000 s.f =2,000 s.f. site required, existing site 5,400 s.f.

Min. street frontage 40'- Site has 60' of frontage.

The structure does not comply with the sideyard setback at the NW side.



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Site area is 5,400 s.f and the building footprint is less than 50%. The existing footprint including open porches, and existing outside stairs and landings is 2,561 s.f. < 2,700 s.f (50%)

20 % min. site green area = 1,080 s.f. Proposed green area = 1,207 s.f. OK

The garage height is 15'-4" vs. max. limit of 45'